



Grenehurst Park, Capel

Dorking, Surrey, RH5



Beyond your expectations

Superb four/five bedroom house with lovely westerly views.

Hamptons International

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Entrance Hall | Sitting Room | Kitchen/Breakfast Room | Utility Room | Study/Bedroom Five | Master Bedroom/Ensuite Shower | Three Further Bedrooms/One Ensuite | Family Bathroom | Shower Room | Double Garage | Gardens | Outside Studio.

Guide Price £855,000 Freehold

Description

A well presented detached four/five bedroom family home offering spacious and well proportioned accommodation with many attractive features, including a large drawing room with wood burning stove and french doors leading onto the rear terrace and garden beyond. The 20' kitchen/breakfast room has been refitted with contemporary units and contrasting granite working surfaces. The rooms to the rear of the house enjoy stunning and uninterrupted westerly views across fields and ancient woodland. At the bottom of the garden, there is a large timber summer house with a log burning stove and an area decking overlooking the adjoining field making it ideal for entertaining. All set in this exclusive private residential development with use of gym, swimming pool and tennis court, a short walk from Capel village.

Location

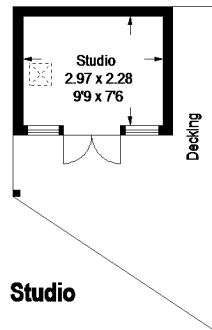
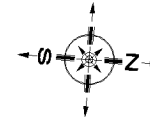
Grenehurst Park is situated just south west of Capel village, and is within a mile of local shops, a public house and church. There is a station at Ockley (half a mile) with services via Dorking to London (Victoria and Waterloo). Dorking town centre is about seven miles to the north with easy access along the A24 and offers excellent shopping and recreational facilities. The general area around Dorking and Capel is famous for its outstanding countryside and there is excellent out-riding and walks nearby including the Vann Lake Nature Reserve.



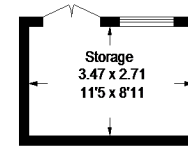
| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 51 | 59 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Grenehurst Park, Capel, Dorking, Surrey

Approximate Gross Internal Area
 210 sq m / 2260 sq ft (Including Garage)
 Mezzanine = 36 sq m / 387 sq ft (Excluding Gallery)
 Studio = 7 sq m / 75 sq ft
 Storage = 19 sq m / 204 sq ft
 Total = 272 sq m / 2928 sq ft



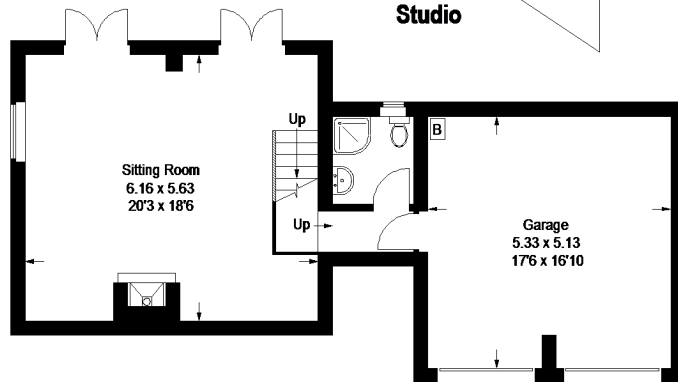
Studio



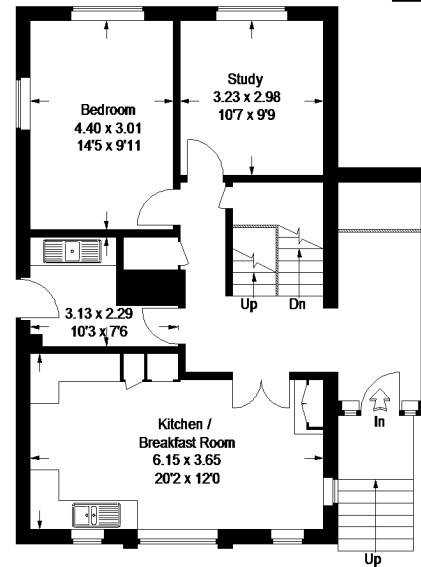
Storage

(Not Shown In Actual
 Location / Orientation)

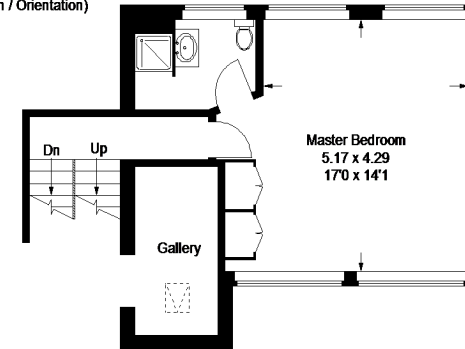
= Reduced headroom below 1.5 m / 5'0"



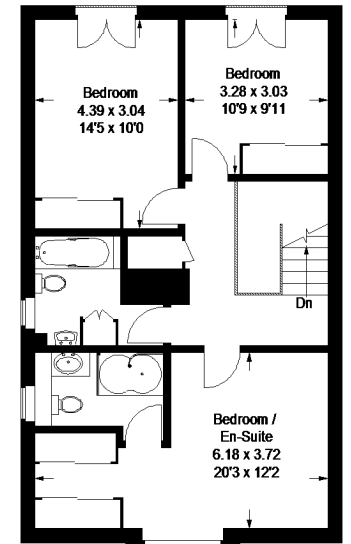
Lower Ground Floor



Ground Floor



Mezzanine



First Floor

FLOORPLANZ © 2013 0845 6344080 Ref 107735

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

